



**Flat 1, 43 Station Road, New Milton, Hampshire. BH25 6HR**

**£149,950**



**Ross Nicholas & Company Limited**  
9 Old Milton Road, New Milton. Hampshire.  
BH25 6DQ  
01425 625 500







**Flat 1, 43 Station Road, New Milton, Hampshire. BH25 6HR**  
**£149,950**

A first floor one bedroom flat situated in a central location in New Milton convenient for New Milton mainline railway station and shops.



## **COMMUNAL ENTRANCE HALL**

Communal entrance provides access to staircase leading to first floor landing with Flat 1 being located on the left-hand side. Solid door with Yale style lock provides access to:

## **ENTRANCE HALL (21' 4" X 2' 7") OR (6.50M X 0.80M)**

Smooth plastered ceiling, two ceiling light points, smoke detector, double panel radiator, power point, wall mounted entry phone, door provides access to under stairs storage cupboard and door leads to:

## **SITTING ROOM/DINING ROOM (17' 1" X 15' 0") OR (5.21M X 4.57M)**

Overlooking the High Street scene of Station Road with attractive leaded light bay window. Picture rail, ceiling downlights, two wall uplighters, attractive fireplace surround, space for dining table, double panel radiator with independent thermostat. TV aerial connection point, satellite connection point.

## **KITCHEN (11' 3" X 8' 4") OR (3.43M X 2.53M)**

UPVC double glazed window overlooking rear aspect with views towards New Milton water tower, ceiling spotlights, range of wall mounted storage cupboards with matching base units with storage drawers, roll top wood block effect working surfaces with four ring gas hob, stainless steel sink with single drainer, fan assisted oven and grill beneath, four ring gas hob, washing machine, wall mounted gas fired central heating boiler, laminate style flooring, tiled splash backs, power points.

## **BEDROOM (12' 1" X 11' 1") OR (3.69M X 3.37M)**

UPVC double glazed window facing rear aspect, radiator with independent thermostat, power points.

## **SHOWER ROOM (6' 8" X 5' 8") OR (2.04M X 1.72M)**

Smooth finished ceiling, two ceiling downlights, ceiling extractor, glazed shower cubicle, wall mounted Mira electric shower unit, tiling to full height in shower cubicle, low level WC, pedestal wash hand basin with tiled splash back, wall mounted strip light with shaver socket above, radiator, Vinyl wood strip style flooring, opaque double glazed window facing side aspect.

## **VIEWING ARRANGEMENTS**

Viewing Strictly by appointment. To arrange to see this property please phone Ross Nicholas & Company on 01425 625500. We offer accompanied viewings seven days a week.

## **DIRECTIONAL NOTE**

From our Office in Old Milton Road turn left at the traffic lights into Station Road and the property will be found on the right past Osborne Road.

## **LEASE**

Approximately 112 years remaining.

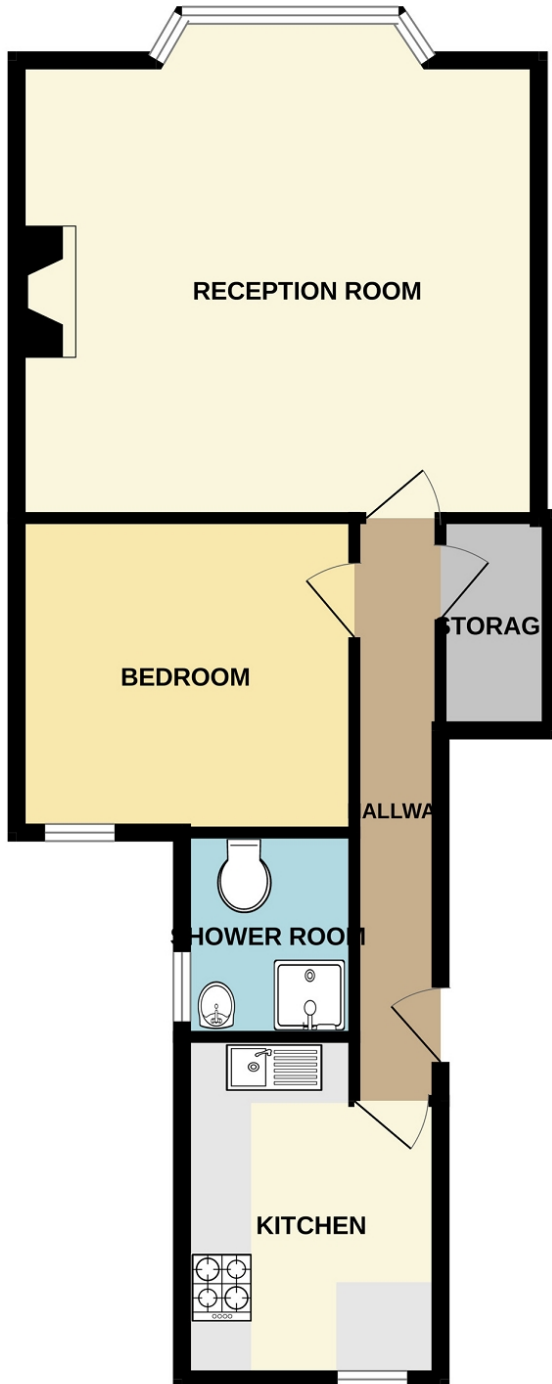
## **PLEASE NOTE**

All measurements quoted are approximate and for general guidance only. The fixtures, fittings, services and appliances have not been tested and therefore, no guarantee can be given that they are in working order. Photographs have been produced for general information and it cannot be inferred that any item shown is included with the property.

## **EPC RATING**

The EPC rating for this property is D63

GROUND FLOOR  
581 sq.ft. (54.0 sq.m.) approx.



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TOTAL FLOOR AREA : 581 sq.ft. (54.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Ross Nicholas and Company endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.